

## **NOTICE OF PREPARATION DOCUMENTATION**

**DATE:** January 13, 2005

**PROJECT NAME:** Peaceful Valley Ranch

**PROJECT NUMBER:** GPA 03-05, R03-015, TM 5341RPL, P04-048

**PROJECT APPLICANT:** Peaceful Valley Ranch, LLC

**ENV. REVIEW NUMBER:** Log No. 04-19-007

**PROJECT DESCRIPTION:** The project proposes a Tentative Map, General Plan Amendment, Rezone and Major Use Permit. The project is an estate residential development consisting of 181.3 acres that will be subdivided into 51 total lots consisting of the following: 48 single-family residential estate lots (2 to 6 acre-lots); a 3.7-acre lot for a future fire station and office complex for joint use by the Rural Fire Protection District and the U.S. Fish and Wildlife Service (Lot 49); a 6.7-acre public equestrian facility (Lot 48); a 30.8-acre private equestrian facilities including private horse stables and training facilities/polo fields (Lot 51); and 6 street lots. The existing ranch residence is to remain, however the caretaker residences, barns, and out buildings are to be removed. In addition, the organic farm (Good Faith Organic Farm – 5.5 acres) has abandoned operations. Access will be taken from Campo Road (SR 94) via Peaceful Valley Road (private road). A secondary emergency access (gated road) is proposed in the southeastern portion of the project that will connect to Campo Road (SR 94). Grading will be balanced and involves the cut and fill of 200,000 cubic yards. Maximum cut and fill slope ratios will be 2:1 with a maximum heights of 30 and 20 feet respectively. The San Diego Rural Fire Protection District requires a 100-foot fuel reduction zone around all structures and a 10-foot fuel reduction zone on both sides of roadways and/or driveways.

The public equestrian use (Lot 48) will include the boarding, breeding, training, and sales of specially trained horses. This operation will consist of two separate and distinct horse specialty areas: Hunter/Jumper trained horses and Polo horses. The equestrian facility is planned as a signature entry element and will be located adjacent to State Route 94 (SR 94) at the entrance to the Peaceful Valley Ranch community. This facility

is envisioned as a high-end boarding and training facility for arena type riding shows and events. The facility will include several barns to accommodate up to 30 horses, several small paddocks for daily horse turnouts, and an arena with jumps for training and horse show purposes. The facilities will also include an enclosed barn for feed storage, hot walker, bullpen, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the public facilities will be limited to those boarding horses at the site.

The Polo Training Facility and Field (Lot 51) will be privately owned and operated for the main agribusiness purpose of acquiring thoroughbred horses that are unsuitable for racing. Those horses will be boarded and trained for polo play, and ultimately those horses will be made available for sale to the polo enthusiast. The polo facility will include several barns to accommodate up to forty polo ponies, paddocks for daily horse turnout, and a regulation size polo field of (160 x 300 yards) plus run-on areas with a training track surrounding the polo field. Additional facilities include a bullpen, hot walkers, hay barn for feed storage, manure storage area, office area (approximately 200 square feet) and restrooms, caretaker residence, and parking area. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch (use of the polo field may also occasionally be offered for temporary special events, such as for community and local recreational league use).

A trail system is proposed that will traverse the site and will be dedicated to the County as a public trail. A main feature of the trail system will be that it runs parallel to and east of the main on-site drainage. The trail system will provide opportunities for recreational walking, hiking, and equestrian uses and will allow for future linkages to public off-site trails at the northerly and southerly property boundaries.

Both equestrian use areas will generally operate seven days per week, from approximately 8:00 a.m. to sunset (varying seasonally). Use of the public facilities will be limited to those boarding horses at the site. Use of the private facilities will be limited to homeowners at Peaceful Valley Ranch.

Peaceful Valley Ranch Road will provide access from SR 94 to the site in the northwest corner of the property. SR 94 is a Circulation Element Road and is classified as a Major Road on the County of San Diego Circulation Element within the project area. Peaceful Valley Ranch Road will be improved on-site, will be privatized and gated within the project site, but access rights will be preserved for the two residents who presently utilize the roadway to access their property.

The proposed private street alignments and grades within the Peaceful Valley Ranch site will generally follow the existing dirt roads. The proposed streets will require minimal grading, blending naturally into the topography of the site. Peaceful Valley Ranch Road and all other roads onsite will be paved with asphaltic concrete (AC) to a

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width of thirty-two feet (32') within a graded roadbed of forty feet (40'). The thirty-two feet (32') improved width will accommodate one lane of on-street parking. No curb, gutter or sidewalk are proposed (although concrete curbs are proposed where the street grade exceeds 7%). Bridle paths (10' width) are proposed along all interior roadways, with the exception of the roadway segment from SR 94 to the on-site gated entry. SR 94 will be improved along the project frontage to a one-half minimum graded width of fifty-four feet (54') with forty-four feet (44') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk with curb at forty-four feet (44') from centerline. Improvements will also include a 14-foot left turn lane for left turning movements from SR 94 to the project entrance. In addition, a 1000-foot segment of SR 94 north of the project site will be improved.

The project will utilize on-site sewage disposal systems (septic) for each lot and use. In addition, the Peaceful Valley Ranch project site is located entirely within and will be served by the Otay Water District (OWD), a member agency of the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MWD). The westerly 28.85-acre portion of the subject property is within the OWD Improvement District No. 9 (ID 9), whereas the remainder 152.46-acre portion of the property will be required by the OWD to annex into ID 9. The westerly 28.85-acre portion of the project site is also within the SDCWA and MWD, with the remaining easterly portion outside the CWA's service area. Concurrent with the annexation of the 152.46-acre portion into the OWD ID9, the OWD will process the annexation of that portion of the project site into the SDCWA and MWD. The OWD conditionally approved the annexation request into the OWD ID 9 on September 3, 2003, and commenced the annexation process into the SDCWA and MWD.

The project has five existing wells. Two of these wells are not used because one has been capped and the other has been abandoned. The project does not propose to use groundwater for the residential lots. However, these wells will be used for non-potable purposes (horse stable).

The General Plan Amendment and Rezone propose to change the existing land use designation and zoning of the easterly 152.4 acres. The General Plan Amendment proposes to reclassify the land use designation from (18) Multiple Rural Use to (17) Estate Residential and the Rezone proposes a change in zoning from A72 (8) to A72 (2) General Agriculture for the portion of the project located on assessors parcel numbers 597-050-13, 597-070-02, and 597-070-07. The General Plan Amendment also proposes the removal of a segment of a County of San Diego Circulation Element Road, SC 760, which is currently aligned through the project site. The SC 760 is a planned two-lane Light Collector Road with a current alignment running north-south from Otay Lakes Road to Lyons Valley Road. The segment of SC 760 proposed for removal is the area between SR 94 north to Olive Vista Drive.

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**PROJECT LOCATION:** The project is located at the southeast corner of Campo Road and Melody Lane in the community of Jamul, in the unincorporated area of the County of San Diego. Thomas Brothers Coordinates: Page 1292, Grid J/3.

**PROBABLE ENVIRONMENTAL EFFECTS:** The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

Based on an Initial Study prepared by the County of San Diego Department of Planning and Land Use, dated January 13, 2005, it has been determined that the potentially significant environmental effects that may occur as a result of implementation of the project include: agricultural resources; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology/water quality; land use and planning; noise; recreation; transportation/traffic; utilities and services and mandatory findings of significance. These issues, along with an analysis of project alternatives and cumulative impacts will be discussed in the EIR for the Peaceful Valley Ranch project (Log No. 04-19-007).

**PUBLIC SCOPING MEETING:**

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on February 1, 2005 at the Oak Grove Middle School Library located at 14344 Olive Vista Drive, Jamul, CA 91935, beginning at 6:30 p.m. For additional information, please contact Donna Beddow at (858) 694-3656 or by e-mail at [donna.beddow@sdcounty.ca.gov](mailto:donna.beddow@sdcounty.ca.gov).

Attachments

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study

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